



Affordable Housing

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Director, Office of Housing

Housing Agencies and Missions

- City of Alexandria: Office of Housing
 - Policy development for affordable housing
 - Affordable housing development and preservation
 - Home purchase and home rehabilitation programs
 - Landlord-tenant relations
 - Fair housing testing and education
- Alexandria Redevelopment and Housing Authority (ARHA)
 - Public Housing
 - Housing Choice (Section 8) Vouchers
 - Tax-Exempt Bonds
 - Redevelopment, Preservation



Our Challenge

Incomes and Housing Costs

- **From 2000 to 2014:**
 - HUD median income for Washington, DC metropolitan area increased by **30%**, from \$82,800 to \$107,000
 - Average rent for market rate two bedroom unit in Alexandria increased by **70%**, from \$1,034 to \$1,753
 - Average assessed value of residential property increased by **156%**, from \$191,341 to \$490,442:
 - Single family: 160%, from \$260,907 to \$677,375
 - Condominiums: 171%, from \$106,875 to \$287,495

Typical Hourly Salary:

Retail Sales Person: \$18.75



Janitor: \$12.00



Housekeeper: \$12.50



Child Care Worker: \$24.51



Police Officer II: \$ 27.88



Auto Mechanic: \$24.03



Administrative Support II: \$20.67



Bus Driver: \$18.26



Hourly wage needed to rent, 2014 (not to exceed 30% of income):

1 Bedroom (\$1,399): \$26.90

2 Bedroom (\$1,753): \$33.71

Who Needs Affordable and Workforce Housing

AFFORDABLE

Rental

2 persons @ 60% AMI (\$51,360)

Can Afford Rent @ \$1,284

- Two Food Preparation Workers
- Construction Worker and Housekeeper
- Licensed Practical Nurse (LPN)
- Teacher

Ownership

3 persons @ 80% AMI (\$77,340)

Can Afford \$282,000 Condo

- Fire Fighter
- Retail Manager and Medical Assistant
- Police Officer



WORKFORCE

Rental

2 persons @ 80% AMI (\$68,480)

Can Afford Rent @ \$1,712

- Teacher and Home Health Aide
- Accountant
- Librarian
- Bus Driver and Receptionist

Ownership

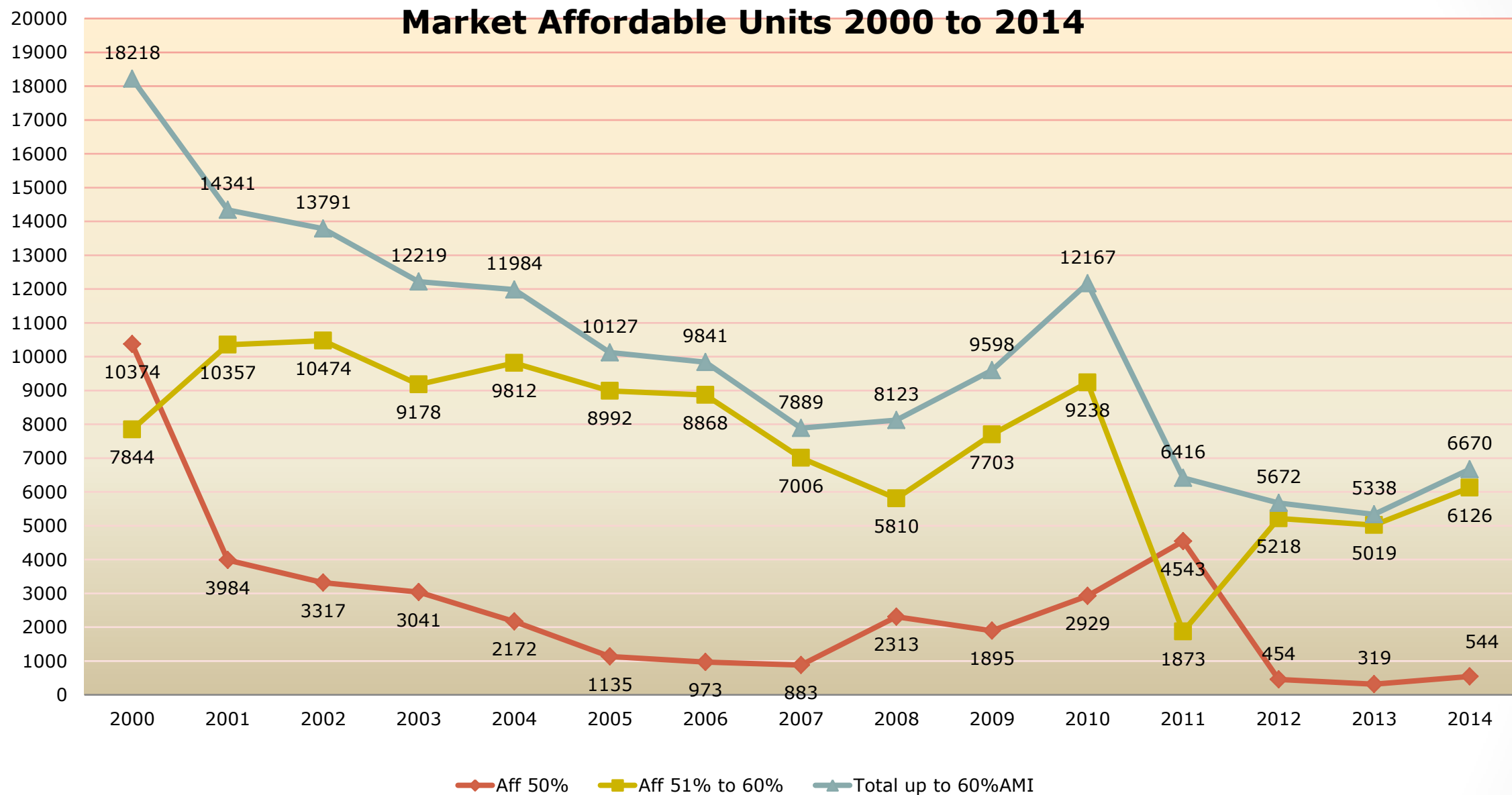
3 persons @ 120% AMI (\$116,560)

Can Afford: \$438,000 Condo

- School Psychologist
- Two Schoolteachers
- Electrician & Retail Manager



Threatened Assisted Rental Housing



- 871 assisted units of non-Resolution 830 units will face potential loss by June 2015
- An additional 480 units face threats from July 2015 – June 2020



Assisted Rental Housing

Assisted Housing Type	Number of Units
Resolution 830 (public housing and replacement units)	1,150
Non Resolution 830	
Project-Based Sec. 8	950
LIHTC and/or Tax Exempt Bonds	1,378
Set-aside rental units	79
Local assistance (incl. federal CDBG/HOME) only	159
TOTAL	3,716
Housing Choice Vouchers	1906

Need for Additional Publicly Assisted Units

- Currently 3,716 Publicly Assisted Rental Units
- 2010 Demand was approximately 14,000
- Market Rate Affordable Housing is continuing to decline
- ARHA Voucher Wait list has 7,850 households and the Public Housing Wait list has 6,804 households





Our Principles and Goals

Housing Master Plan Guiding Principles

- **Principle 1:** Variety of housing options at all incomes
- **Principle 2:** Housing choice for all ages and abilities
- **Principle 3:** Active partnerships
- **Principle 4:** Key priorities for distribution and preservation
 - Access to transportation and services
 - Strategic preservation or location opportunities
 - Geographic distribution
- **Principle 5:** Social and cultural diversity through mixed income communities
- **Principle 6:** Healthy and growing economy requires affordable housing



Housing Master Plan Goals

Goal 1: Preserve long-term affordability and physical condition of assisted and market affordable rental housing

Goal 2: Provide or secure affordable and workforce rental housing through strategic development and redevelopment

Goal 3: Provide affordable home purchase opportunities

Goal 4: Enable homeowners to remain in their homes



Housing Master Plan Goals

Goal 5: Provide **safe, quality housing choices for households of **all ages and abilities****

Goal 6: Enhance **public awareness of the **benefits** of **affordable housing****

Goal 7: Enhance public awareness of the benefits of **healthy, well-designed, and energy efficient housing.**





Our Resources



Office of Housing

Major Funding Sources

	FY 2012	FY 2014	Approved FY 2015
Federal grants			
• Community Development Block Grant (CDBG)	\$1,142,519	\$652,478	\$659,371
• Home Investment Partnerships Program (HOME)	\$815,124	\$378,739	\$365,897
General Fund (Includes Dedicated Revenue)	\$1,921,705	\$2,313,228	\$2,436,813
Housing Trust Fund (developer contributions and program income)	\$511,500	\$2,525,000	\$970,000



Our Development and Preservation Activities



Voluntary Contribution Formula Update

Development Category	2005 Rates	2014 Rates
Non-Residential	\$1.50	\$1.85
Tier 1 Residential		
For-Sale	\$2.00	\$2.47
Rental	\$1.50	\$2.47
Tier 2 Residential	\$4.00	\$4.94

Bonus Density: Section 7-700

- Allows City approval of up to 20% increase in allowed density
 - may exceed 20% where allowed by Small Area Plan
- Requires dedicated affordable units in exchange for bonus
 - 1/3 of bonus units (or equivalent)
 - equivalency can be established with a different number of units if the size (square footage or number of bedrooms) of the units provided achieves an equivalent contribution
- Allows affordable units off-site
 - equivalent contribution value
- Allows cash in-lieu of on site units
 - equivalent contribution value

Current Set-Aside and Resale-Restricted Units

- Rental
 - 55 units in 12 market rental properties
 - 12 units in one market condominium property
- Ownership
 - 26 set-aside units in four developments
 - Additional 7 set-aside units with expiring covenants
 - 6 (2 properties) in FY 15; 1 in FY 17
 - 24 set-aside units with previously-expired covenants
 - 95 resale-restricted units via purchase assistance requirements

*figures exclude City-assisted affordable development projects

Pending Affordable Housing Contributions

- Units pledged under construction - 63
 - Braddock Metro Place - 10 units
 - Potomac Yard Landbay J - 8 units
 - Giant at Potomac Yard - 12 units
 - Park Meridian - 33 units
- Units pledged, not yet under construction - 118
 - Stevenson Ave - 9 units
 - Hoffman - 56 units
 - Mt Vernon Village Center - 28 units
 - The Delaney - 23 units (project revision pending)
 - Slater's Lane - 2 units (ownership)
- Outstanding pledged monetary contributions: \$26.1M
 - Payable when projects are completed

Beauregard Plan Affordable Housing

- Beauregard Small Area Plan calls for demolition of 2400 units
- Affordable housing provisions provide for 800 new (599) and preserved (201) affordable and workforce units, committed for a period of 40 years
- Development will span 30 years; process will be gradual
- Without Plan, current market affordable units could be lost through
 - Rent increases
 - Renovation and repositioning
 - Redevelopment within existing density/FAR



City-Funded Units Since FY 2007

- New Development – 150 units; City investment \$12.3M
 - The Station at Potomac Yard – 64
 - Beasley Square (rehab and new addition) - 8
 - Jackson Crossing (under construction) – 78
- Acquisition/Rehabilitation - 272 units; City \$14.5M
 - Arbelo/Lacy/Longview - 119
 - Beverly Park - 33
 - ParcView - 120
- Rehabilitation Only – 38 units; City \$1.4M
 - 612 Notabene – 10
 - Lynhaven Apartments (in progress) - 28
- ARHA Redevelopment/Rehab – 160 units; City \$15.3M
 - Alexandria Crossing/West Glebe – 84
 - Quaker Hill – 60
 - Miller Homes (James Bland replacement) - 16

City-Funded Project : Jackson Crossing

Under Construction by AHC, Inc.



Total Units: 78 City investment: \$2.5M plus City land (\$720K value)
Project financing includes Low Income Housing Tax Credits



Other Office of Housing Programs/Activities

- Home Rehabilitation Loans
\$90,000 construction cost limit; may be exceeded for lead-based paint
- Homeownership Assistance (special projects only)
up to \$50K depending on income; additional \$10K for City/ACPS employees
 - Homeownership Counseling
 - Condo Ownership Education
- Beauregard Relocation
- Landlord-Tenant Complaint Mediation
- Annual Rent/Vacancy Survey
- Fair Housing Testing Program
- Fair Housing Training



Questions?

Office of Housing
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Supplemental Slides: Current and Recent Projects

Current ARHA Project

- Redevelopment Underway
 - James Bland (134 public housing, 231 market rate units), ARHA. To be developed in 5 phases. Phases I, II and IV completed (80 ARHA units, 137 market units). Phase V (including Phase III) is underway, with the final 54 ARHA units and 94 market units. City investment: \$4.8M for 16 off-site replacement units



The Station at Potomac Yard



ParcView Apartments

Acquired by Wesley Housing Development Corporation with City assistance;
rehabilitation completed



Total units: 159 (120 after Rehab) City investment: \$9 million

Beverly Park Apartments

Acquired by Wesley Housing Development Corporation; rehabilitation completed



Total units: 41 (33 after rehab) City investment: \$2,000,000

Beasley Square

Sponsored by Harambee Community and Economic Development Corporation;
rehabilitation and new construction in progress; completed January 2011



Total Units: 8

City investment \$1,139,000

Arbelo Apartments

Acquired by Alexandria Housing Development Corporation from RPJ
Housing; rehabilitation in progress



Total units: 34
City investment:
\$3,500,000



Lacy Court Apartments

Acquired by Alexandria Housing Development Corporation from RPJ Housing; windows replaced; CDBG-R stimulus funds designated for energy & other improvements; major rehabilitation pending



Total units: 43



City investment: \$7,250,003

Longview Terrace Apartments

Acquired by Alexandria Housing Development Corporation from RPJ Housing; rehabilitation in progress



Total units: 41
City investment:
\$3,200,000



Quaker Hill

Previous investor's 99% interest in tax credit partnership acquired by the Alexandria Redevelopment and Housing Authority (ARHA); rehabilitation completed.



Total units: 60

City investment: \$4,700,000

Alexandria Crossing



Total Units: 84 public housing; 9 workforce; 1 RPO; 12 market
City investment: \$7,040,000



Questions?

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Planning & Zoning

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Questions?

Planning & Zoning

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